

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Monmouth County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$28,934,347**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	93.11 %	94.57 %	19	96.48 %	21	23	
% of Funds Disbursed	87.04 %	87.76 %	19	89.00 %	31	33	
Leveraging Ratio for Rental Activities	10.92	5.07	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.26 %	80.09 %	11	83.25 %	57	48	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.06 %	65.07 %	24	70.99 %	6	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.48 %	83.75 %	8	81.75 %	76	71	
% of 0-30% AMI Renters to All Renters***	69.52 %	44.77 %	7	45.84 %	90	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.62 %	96.44 %	15	96.12 %	34	37	
Overall Ranking:			In State: 11 / 27		Nationally: 56 59		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,474	\$28,658		\$27,889	210 Units	15.30 %	
Homebuyer Unit	\$11,867	\$17,438		\$15,632	719 Units	52.40 %	
Homeowner-Rehab Unit	\$0	\$15,853		\$21,037	0 Units	0.00 %	
TBRA Unit	\$14,321	\$8,135		\$3,206	444 Units	32.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monmouth County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.13

\$253,112

\$110,709

\$99,461

\$121,558

\$97,869

\$78,568

\$0

\$17,579

\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	69.8	57.7	0.0	0.0
Black/African American:	23.4	30.5	0.0	0.0
Asian:	0.0	1.5	0.0	0.0
American Indian/Alaska Native:	1.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.5	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.6	0.0	0.0

ETHNICITY:

Hispanic	4.4	8.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	83.9	28.0	0.0	0.0
2 Persons:	8.3	25.6	0.0	0.0
3 Persons:	4.9	20.4	0.0	0.0
4 Persons:	2.4	13.4	0.0	0.0
5 Persons:	0.5	9.0	0.0	0.0
6 Persons:	0.0	2.6	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.6	29.9	0.0	0.0
Elderly:	55.6	0.1	0.0	0.0
Related/Single Parent:	4.9	35.7	0.0	0.0
Related/Two Parent:	2.4	23.1	0.0	0.0
Other:	2.4	11.1	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.1 [#]
HOME TBRA:	0.0	
Other:	38.5	
No Assistance:	42.4	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monmouth County Consortium

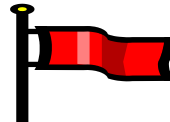
State: NJ

Group Rank: 56
 (Percentile)

State Rank: 11 / 27 PJs

Overall Rank: 59
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	95.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	39.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	97.62	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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